

# **MINUTES OF**

## **THE RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING AUTHORITY**

**Meeting #425 – August 3, 2005**

**PRESENT: Frank R. Benell -- Chairperson**

**Frances H. Gammell-Roach -- Vice Chairperson**

**Peter R. Dunn -- Member**

**Robert H. Luneberg -- Member**

**ABSENT: Donald Harris -- Member**

**ALSO PRESENT: Earl F. Queenan, Jr. -- Manager**

**Alicia A. Pomfret -- Assistant Manager**

**Anthony J. Scolavino -- Sr. Financial Program Administrator**

**Thomas V. Moses, Esquire -- Legal Counsel**

**Natalie Jackvony, Esquire -- Legal Counsel**

**The meeting was held at One West Exchange Street, Providence, and  
was called to order by Chairman Benell at 8:42 a.m.**

**Mr. Benell presented the Public Session Minutes of the Meeting of June 8, 2005. Following review, Mr. Dunn made a motion to accept the Minutes as submitted,**

**Mrs. Gammell-Roach seconded, and it was unanimously approved. A roll call vote was held:**

**Mr. Dunn – aye**

**Mrs. Gammell-Roach – aye**

**Mr. Luneberg – aye**

**Mr. Benell – aye**

**Mr. Benell presented the Executive Session Minutes of the Meeting of June 8, 2005. After review, Mr. Dunn motioned to accept and to maintain the confidentiality of the Executive Session Minutes, Mrs. Gammell-Roach seconded, and it was approved unanimously. A vote by roll call was taken:**

**Mr. Dunn – aye**

**Mrs. Gammell-Roach – aye**

**Mr. Luneberg – aye**

**Mr. Benell – aye**

**Mr. Queenan presented the Watch List as of July 28, 2005. He discussed the rate cap on the Bank of America loan for the AKL FLEXOTECH USA-LP refinancing. He informed the Board that QUONPRO had vacated property in Quonset that the Company had**

been leasing from the Quonset Development Corporation. Mr. Queenan reported that STEM CELLS and ULTRA FINE POWDER continue to perform the debt-service payments on their respective bonds. Messrs. Scolavino and Moses briefly discussed the status of the litigation against the guarantors of AKL FLEXOTECH USA-LP. Mr. Moses discussed FRANCIE REALTY. He informed the Board that their loan officer has reported to him that the bank wants the Company out of their line of credit by the end of September 2005. After further discussion, a motion was made by Mrs. Gammell-Roach, was seconded by Mr. Dunn, and was unanimously approved to accept the Watch List as submitted. A roll call vote was held:

Mr. Dunn – aye

Mrs. Gammell-Roach – aye

Mr. Luneberg – aye

Mr. Benell – aye

Mr. Queenan presented the Portfolio Report as of June 30, 2005. He told the Board that Ms. Pomfret had withdrawn the NEW ENGLAND EXPEDITION Parking Garage Project Request for Determination to the State Planning Council until the Company obtains the necessary approval from the City of Providence for the garage project.

Mr. Dunn asked Mr. Queenan if the Authority can perform direct marketing to Entrepreneurial Groups. After some discussion, it was agreed that Mr. Queenan will create a Business Marketing Plan for 2006, and that he will present the Plan to the Board at a future

meeting. After this, a motion was made by Mr. Luneberg, was seconded by Mr. Dunn, and was unanimously adopted to accept the Portfolio Report as presented.

A vote by roll call was then held:

Mr. Dunn – aye

Mrs. Gammell-Roach – aye

Mr. Luneberg – aye

Mr. Benell – aye

Mr. Benell presented the Renewal of Directors and Officers Liability Insurance.

Mr. Dunn recused himself from discussion and voting on this matter. Mr. Queenan presented the listing of quotes from Starkweather & Shepley, Inc. After review and discussion, a motion was made by Mrs. Gammell-Roach, was seconded by Mr. Luneberg, and was approved to renew the Fireman's Fund American policy covering the year beginning June 30, 2005 and ending June 30, 2006, at the cost of \$27,616. A roll call vote followed:

Mrs. Gammell-Roach – aye

Mr. Luneberg – aye

Mr. Benell – aye

Mr. Queenan presented a verbal request to extend the HENRY BIRKS & SONS, US mortgage insurance commitment. Mr. Moses suggested

that the commitment be extended to October 15, 2005. Following brief discussion, a motion was made by Mrs. Gammell-Roach, was seconded by Mr. Dunn, and was unanimously approved to extend the mortgage insurance commitment to October 15, 2005. A vote was taken by roll call:

Mr. Dunn – aye

Mrs. Gammell-Roach – aye

Mr. Luneberg – aye

Mr. Benell – aye

Mr. Scolavino presented his Memorandum to the Board dated July 18, 2005, and attachments on behalf of Mr. Steven Harrall's request for a mortgage subordination on his personal residence. Mr. Scolavino reviewed his memorandum and discussion was held concerning this request, after which, a motion was made by Mr. Dunn, was seconded by Mrs. Gammell-Roach, and was unanimously adopted to allow the subordination of the Authority's position on the mortgage of Mr. Steven Harrall's personal residence at 37 Aspen Court, North Kingstown, to Geneva Mortgage Corporation for Geneva's first mortgage of \$230,000. A roll call vote was held:

Mr. Dunn – aye

Mrs. Gammell-Roach – aye

Mr. Luneberg – aye

Mr. Benell – aye

**There being no other business to discuss, Mr. Benell requested a motion to adjourn.**

**Mr. Dunn made a motion to adjourn, Mrs. Gammell-Roach seconded, and it was unanimously approved to end the meeting.**

**The meeting adjourned at 9:14 a.m.**

**Respectfully submitted,**

**Alicia A. Pomfret**

**Assistant Manager & Assistant Secretary**